



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 23, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:15 P.M. in Council Chambers Conference Room of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

PRESENT: MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND STEPHEN QUINN

EXCUSED: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, and MEMBER MICHAEL BUCKLEY

STAFF PRESENT: CHRIS KNIGHT - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., JOEL McCULLOCH – PLANNING & DEVELOPMENT DEPT., CHERI EDELMAN – PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, AND DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

JOEL McCULLOCH, Planning and Development, called the Briefing to order at 5:35 P.M.

Item 11, U-0298-94(2):

MR. McCULLOCH explained that staff's recommendation for denial is based on the lack of upkeep on the sign, lack of advertisements and that the sign is not visible from US95. COMMISSIONER QUINN suggested that if signs go without advertisements for a certain length of time, the owner should consider providing a Public Service Announcement on that sign. This could be imposed as a condition. The sign could even advertise that particular billboard company.

Item 12, Z-0030-02:

MR. McCULLOCH indicated that staff's recommendation for denial is based on the lack of a site plan that establishes how this parcel will be accessed and how it will affect other civic uses in the area. MR. McCULLOCH explained that the applicant is aware of staff's recommendation for denial. COMMISSIONER EVANS wondered if it might be appropriate for the applicant to go back to the drawing board and resubmit the application. MR. McCULLOCH suggested that the Commission request that the applicant hold this item in abeyance until these issues are resolved.

City of Las Vegas

PLANNING COMMISSION MEETING OF MAY 23, 2002 Planning and Development Department BRIEFING

MINUTES - Continued:

Item 14, V-0030-02; Item 16, V-0028-02 and Item 17, V-0029-02:

MR. McCULLOCH explained that staff's recommendation for denial on these items is based on no apparent hardship.

Item 18, V-0031-02:

MR. McCULLOCH stated that staff's recommendation for denial is based on no apparent hardship, overbuilding the site, and the fact that there are currently nine more vacant suites that could create the need for additional parking variances.

Item 19, WVR-0002-02:

MR. McCULLOCH indicated that staff's recommendation for denial is based on this being the fourth group home in this area and the institutional feel it could create.

Item 22, U-0173-89(3):

MR. McCULLOCH clarified for COMMISSIONER EVANS that staff's recommendation for denial is based on changes in the area.

Item 28, U-0028-01(1):

MR. McCULLOCH explained that staff's recommendation for denial is based on pending redevelopment efforts in the downtown area.

Item 29, U-0026-02 and Item 30, Z-0003-01(2):

MR. McCULLOCH stated that the applicant requested these items be Tabled pending action of a proposed Text Amendment scheduled to be heard tonight and to be sent to City Council in Ordinance form.

Item 31, U-0041-02:

MR. McCULLOCH explained that the applicant is requesting that this item be held in abeyance until the June 13, 2002 Planning Commission meeting. However, staff is requesting that the item be held in abeyance to the June 27, 2002 Planning Commission meeting until their appeal of the Director's Decision is heard by the City Council.

Item 32, U-0045-02, Item 33, U-0047-02, Item 34, U-0051-02 and Item 35, Z-0068-01(1):

MR. McCULLOCH indicated that the applicant is requesting these items be held in abeyance until the July 25, 2002 Planning Commission meeting so a revised site plan can be submitted for staff's review.

City of Las Vegas

PLANNING COMMISSION MEETING OF MAY 23, 2002 Planning and Development Department BRIEFING

MINUTES - Continued:

Item 43, Z-0012-67(2):

MR. McCULLOCH stated that the applicant is requesting that this item be Withdrawn Without Prejudice.

Item 44, Z-0076-98(33):

MR. McCULLOCH requested that this item be held in abeyance until the June 27, 2002 Planning Commission to get a determination from the applicant on a plan that represents the Centennial Center development standards.

Item 45, TA-0033-01:

MR. McCULLOCH stated that staff is requesting that this item be Stricken.

Item 46, TA-0008-02:

MR. McCULLOCH explained that this item would be brought forward for discussion after the housekeeping items. The item will be heard in its present form.

Item 47, TA-0009-02:

MR. McCULLOCH requested that this item be Stricken because the Text Amendment is not needed at this time.

Item 48, TA-0010-01:

MR. McCULLOCH indicated that staff is requesting that this item be held in abeyance until the June 27, 2002 Planning Commission meeting. The Text Amendment is for temporary commercial permits.

BRIEFING ADJOURNED AT 5:50 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 23, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by COMMISSIONER EVANS.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI (Excused until 7:24 p.m.), MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND STEPHEN QUINN

EXCUSED:

VICE CHAIRMAN RICHARD TRUESDELL AND MEMBER MICHAEL BUCKLEY

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., JOEL McCULLOCH – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., LAURA MARTIN - PLANNING & DEVELOPMENT DEPT., JARED GERBER - PLANNING & DEVELOPMENT DEPT., CHERI EDELMAN - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, AND DEENY ARAUJO – CITY CLERK'S OFFICE

(6:00)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

SUBJECT:

Approval of the minutes of the April 25, 2002 Planning Commission Meeting

MOTION:

GOYNES - APPROVED - UNANIMOUS with QUINN abstaining and BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

There was no discussion.

(6:01 - 6:02)

1-47



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

COMMISSIONER QUINN announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

COMMISSIONER QUINN read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

COMMISSIONER QUINN noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0031-02 - TALON PROFESSIONAL COMMERCIAL SUBDIVISION - BTS INVESTMENTS ON BEHALF OF BRAMBLE DEVELOPMENT GROUP, INC. - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 4.45 acres on the east side of Jones Boulevard, approximately 575 feet south of Charleston Boulevard (APN: 163-01-102-009, 013, 016, 017, 018, and 023 through 027), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Service Commercial) and P-R (Professional Offices and Parking), and R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone under Resolution of Intent to P-R (Professional Offices and Parking), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED Items 1 through 6 subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESEDELL excused

This is final action.

MINUTES:

COMMISSIONER QUINN stated this is a Consent item.

There was no further discussion.

(6:30 - 6:32)

1-1015

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 1 - TM-0031-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0099-93(6)] and Rezoning (Z-0099-93).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Submit a Vacation Application to vacate that portion of Red Rock Street adjacent to this site and north of the proposed cul-de-sac bulb to be approved by the City Council prior to the submittal of a Final Map Technical Review. Such vacation shall record prior to the recordation of a Final Map overlying the area to be vacated.
7. Dedicate 30 feet of public right-of-way for Red Rock Street for portions not previously dedicated and one-half of a 45.5 foot radius cul-de-sac bulb at the north terminus of Red Rock Street, unless the applicant can provide to the City the appropriate dedication for the off-site cul-de-sac as proposed prior to the recordation of a Final Map for this site.
8. Construct half-street improvements including appropriate overpaving and cul-de-sac turnarounds (if legally able) on Red Rock Street adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site concurrent with development of this site. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 1 - TM-0031-02

CONDITIONS - Continued:

9. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, the proposed driveway accessing Jones Boulevard shall receive approval from the Nevada Department of Transportation.
11. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
12. Site development to comply with all applicable conditions of approval for Z-99-93, Z-99-93(6) and all other site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0008-00(1) - MENDIAN NEURO CARE, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Special Use Permit FOR A CONVALESCENT CARE FACILITY at 7690 Carmen Boulevard (APN: 138-28-501-013), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-2 (Medium-Low Density Residential), Ward 2 (L. B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED Items 1 through 6 subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESEDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

COMMISSIONER QUINN stated this is a Consent item.

There was no further discussion.

(6:30 - 6:32)
1-1015

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 2 - U-0008-00(1)

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within two years of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0080-00), Site Development Plan Review [Z-0047-98(1)] and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0017-02(A) - DR. CAROL BARLOW - Petition to annex 0.82 acres generally located on the southeast corner of Rainbow Boulevard and Atwood Avenue (APN: 138-11-405-001), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN - APPROVED Items 1 through 6 subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

This item will be forwarded to the City Council in Ordinance form.

MINUTES:

COMMISSIONER QUINN stated this is a Consent item.

There was no further discussion.

(6:30 - 6:32)

1-1015

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0018-02(A) - LAS VEGAS VALLEY WATER DISTRICT - Petition to annex approximately 0.63 acres generally located on the west side of Buffalo Drive, approximately 120 feet north of Cheyenne Avenue (APN: 138-09-801-014), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN - APPROVED Items 1 through 6 subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

This item will be forwarded to the City Council in Ordinance form.

MINUTES:

COMMISSIONER QUINN stated this is a Consent item.

There was no further discussion.

(6:30 - 6:32)

1-1015

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0019-02(A) - EILEEN REYNOLDS, ET AL - Petition to annex approximately 10 acres generally located on the south side of Deer Springs Way, 660 feet west of El Capitan Way (APN: 125-20-301-006 and 007), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN - APPROVED Items 1 through 6 subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

This item to be forwarded to the City Council in Ordinance form.

MINUTES:

COMMISSIONER QUINN stated this is a Consent item.

There was no further discussion.

(6:30 - 6:32)

1-1015

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0020-02(A) - GEORGE REYNOLDS - Petition to annex approximately 10 acres generally located on the north and south sides of Deer Springs Way, 330 feet east of Fort Apache Road (APN: 125-20-201-011 and 125-20-301-002), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN - APPROVED Items 1 through 6 subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

This item to be forwarded to the City Council in Ordinance form.

MINUTES:

COMMISSIONER QUINN stated this is a Consent item.

There was no further discussion.

(6:30 - 6:32)

1-1015

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - GPA-0001-02 - CITY OF LAS VEGAS - Request to amend Map #2 of the Master Plan Recreation Trails Element TO DELETE AN EQUESTRIAN TRAIL THAT EXTENDS SOUTH FROM PULI DRIVE AT ALEXANDER ROAD TO CHEYENNE AVENUE (APN: 137-11-000-001, 137-12-101-008, 137-12-201-001, 006, 007, 137-12-301-001, 002, 009, 010, 137-12-401-001), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter in Opposition

MOTION:

McSWAIN - DENIED - UNANIMOUS with BUCKLEY and TRUESELLE abstaining

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI called this item forward after Item 18 [V-0031-02] and declared the Public Hearing open.

DON SCHMEISER, Planning and Development, stated this item had been held in abeyance for thirty days. This application was submitted by the City because there are developments occurring and the trail is causing complications by having to move parking lots, traffic, etc. Staff determined that other alternatives need to be researched for the location of the trail. Staff determined through the mountains and identified a trail that could be used that would not extend

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 7 - GPA-0001-02

MINUTES - Continued:

the trail through urban development. Going west on Alexander Road the trail would circle around LaMadre Mountain, through a saddle, and down through a valley that would extend to the Red Rock Mountain area. The City is looking at a trail head at the end of Cheyenne Avenue in an area that is presently owned by the Bureau of Land Management so that equestrians could trailer their horses to that area and ride through the canyon to Red Rock Canyon.

Also, there is a proposal to locate a trail head in the vicinity between Lone Mountain Road and Alexander Road that would allow equestrians to trailer their horses to that area up to Kyle Canyon.

TODD FARLOW, 240 North 19th Street, appeared in approval. His main concern was that the trail not be broken from Kyle Canyon to Death Valley where it connects to the national trail.

ELLIS GREENE, 5024 North Cimarron Road, appeared in protest. He objected to having to drive longer. He always thought the trail would be available. Only one property is involved with this trail. The City Council approved a trail plan earlier this year to follow the mountain slope without interfering with development. This would enable equestrians to ride southwesterly through the area and beyond. Alexander Road will become a major recreational avenue.

ED DAUGRALL, 7795 North Torrey Pines, appeared in protest. Once the horses get to the location where the trail is going to be abandoned, they have already crossed Alexander Road and the beltway on a bridge, and are behind some property. Traffic would not be a hazard for those horses once they have made it that far. There are alternatives. One is a trail along a power line that horses could go on with little modification. The developers would spend less money because of minimal landscaping required to make space available for the horses. If the plan is abandoned, there is no incentive to find an alternate route. Once the trail heads are built and other facilities are available, then there could be another look into this situation. He attended several meetings with the Focus Group, who feel other developers in the area would be willing to make a change in the power line road to accommodate an equestrian trail. Every effort should be made to keep the trail. Years have been spent planning the trails. This trail may have to be abandoned at a later date when there is another trail, but not at this time.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 7 - GPA-0001-02

MINUTES - Continued:

CHAIRMAN GALATI felt that if an alternative equestrian trail can be found, then this plan should be abandoned. He wondered if Summerlin is considering extending the trail. MR. SCHMEISER said extending the trail through Summerlin is currently being discussed.

COMMISSIONER McSWAIN was not comfortable approving this item without another plan in place.

COMMISSIONER EVANS was not ready to abandon this section of the trail.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:55 - 8:12)

2-170

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - Z-0014-02 - KOLOB, EL DURANGO AND CORONO PARK, LIMITED LIABILITY COMPANIES, ET AL - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: Multiple), PROPOSED USE: MIXED RESIDENTIAL, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter in Opposition
5. Letter In Approval

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

COMMISSIONER QUINN called this item forward after the Consent items were heard and declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 8 - Z-0014-02

MINUTES - Continued:

JOEL McCULLOCH, Planning and Development, stated that this request is for a 160-acre master planned community of which approximately 140 acres is being requested to be rezoned to PD (Planned Development). The request is for 45 acres of low-density development, 40 acres of medium low development, 25 acres of medium low attached, 15 acres of medium density, and 35 acres of public facilities, which includes 15 acres for a school and 20 acres for a park. Staff is requiring the applicant to enter into a development agreement with the City to determine construction timetables for the 10 acres of City park, trails, street construction and maintenance, and other related matters. That agreement will be back before the Planning Commission after the rezoning is approved. With the conditions regarding open space and the changing of the ten-acre parcel to public facilities, this request meets the standards for development under the PCD (Planned Community Development) General Plan designation. The overall density of the plan meets the standard for development under PCD. Staff recommended approval subject to the conditions.

RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared with CALVIN CHAMPLIN, in order to represent the applicant. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

(6:32 - 6:35)

1-1080

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The Master Developer shall enter into a Development Agreement with the City of Las Vegas prior to any building permits being issued within the Planning Area.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 8 - Z-0014-02

CONDITIONS - Continued:

3. The Grand Teton Village Master Development Plan Map Development Standards shall be revised to indicate that the Master Developer shall construct, or have constructed, 3.88 acres of “pocket parks”, 2.12 acres of trail along Grand Teton Drive and Hualapai Way and provide the City with 10 acres of City park development, either in the form of actual park construction or in lieu of fees, which will be negotiated within the Development Agreement.
4. The Master Developer shall work with the Clark County School District to determine if the 15-acre parcel, located on the north side Farm Road, approximately 660-feet west of Grand Teton Drive is suitable for an elementary school. If it is not the Master Developer shall work with the school district and City staff to find an acceptable alternative.
5. The parcels depicted as low density residential along Farm Road shall be limited to 3.0 dwelling units per acre for 330-feet northward from Farm Road.
6. The 10-acre parcel directly adjacent to the east, of the 10 acres depicted adjacent to Hualapai Way approximately 660-feet north of Farm Road, shall be designated as public facility
7. All Tables and Sections of the Plan affected by the ten-acre change from Low Density Residential to Public Facility shall be updated prior to final submittal by the applicant.
8. The final layout of each development within the Planned Development Area shall be determined at the time of approval of individual Tentative Maps and/or Site Development Plan Reviews for each pod site as required by the Department of Planning and Development and the Department of Public Works.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 8 - Z-0014-02

CONDITIONS - Continued:

11. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Public Works

12. Dedicate appropriate half-street or full-street rights-of-way adjacent to and within this site as required by the Department of Public Works. Final right-of-way requirements shall be determined at the time of approval of future developments within this overall site.
13. Construct appropriate full-width or half-street improvements on all streets internal or adjacent to this overall site concurrent with development of the individual pod sites. Final street improvements shall be determined at the time of approval of future developments within this overall site.
14. Section 3.2.1(c) shall be revised to provide sidewalk on both sides of all public rights-of-way.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to and interior to this site prior to occupancy of this site. Also, landscape and maintain all unimproved rights-of-way adjacent to or interior to this site and provide pedestrian walkway easements for all sidewalks not located within the public right-of-way.
16. Each "pod" site within this development shall have paved, legal access along a logical route prior to the final inspection of any units in that "pod" site as required by the Department of Public Works.
17. In addition to the Open Space required in Condition of Approval #3 the developer shall be responsible for the residential construction tax in accordance with Las Vegas Municipal Code Chapter 4.24.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 8 - Z-0014-02

CONDITIONS - Continued:

18. A Master Sewer Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of any Final Maps for this site. Enter into an Extension and Oversizing Agreement to bring public sanitary sewer to this site. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Additionally, construct a public sewer line in Farm Road extending to the west edge of this site concurrent with development of this site.
19. A Master Streetlight Plan for Grand Teton Village must be approved prior to the submittal of any improvement plans.
20. A Master Traffic Impact Analysis for the overall 160 acres covered by this Rezoning Application shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the submittal of any Tentative Maps anywhere within this site as required by the Department of Public Works. The Master Traffic Impact Analysis shall identify roadway infrastructure, including any required infrastructure improvements adjacent to the parcels identified as Public Facility to ensure the continuity of paving and/or other improvements, and Traffic Signalization requirements created by the proposed PD (Planned Development) zone, and shall propose an implementation program for the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are needed. The Master Traffic Impact Analysis shall clearly identify the parties responsible for each phase of construction and shall establish a Master Traffic Signal Participation Schedule defining each individual development's responsibility on a per-acre or per-development basis.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 8 - Z-0014-02

CONDITIONS - Continued:

21. A Master Drainage Plan and Technical Drainage Study for the overall 160 acres must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any Tentative Maps anywhere within this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
22. Site-specific Drainage Plans and Traffic Impact Analyses may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
23. The final layout of this site shall be determined at the time of approval of any Tentative Maps for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - Z-0019-02 - R.B. PETERSEN CONSTRUCTION COMPANY ON BEHALF OF SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 7.74 acres adjacent to the south side of Ackerman Road, approximately 325 feet west of Durango Drive (APN: 125-08-806-001 and 002), PROPOSED USE: 58-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - **UNANIMOUS** with **BUCKLEY, GALATI** and **TRUESDELL** excused

To be heard by the City Council on 6/19/2002.

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated R-PD7 [Residential Planned Development - 7 Units Per Acre] will provide a comparable residential density on the subject site to the R-PD6 [Residential Planned Development - 6 Units Per Acre] located to the north and to the R-PD7 [Residential Planned Development - 7 Units Per Acre] recently approved to the west. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 9 - Z-0019-02

MINUTES - Continued:

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, asked if the applicant will be improving the trail or if that will be the responsibility of the City.

MR. ARMSTRONG responded that the applicant will be providing improvements as required by the City.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: See Item 10 [Z-0019-02(1)] for related discussion.

(6:35 - 6:39)

1-1191

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. A Vacation application, such as VAC-45-01, to vacate the east portion of Versi Mount Road where it conflicts with development of this site must record prior to the recordation of any Final Maps for this site.
4. Dedicate 25.5 feet of right-of-way where such right-of-way doesn't already exist adjacent to this site for Ackerman Avenue.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 9 - Z-0019-02

CONDITIONS - Continued:

5. Construct half-street improvements including appropriate overpaving on Ackerman Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Coordinate with the City Collection Systems Planning Section of the Department of Public Works to extend public sewer stub to the west to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 9 - Z-0019-02

CONDITIONS - Continued:

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
10. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - Z-0019-02(1) - R.B. PETERSEN CONSTRUCTION COMPANY ON BEHALF OF SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 58-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.74 acres adjacent to the south side of Ackerman Road, approximately 325 feet west of Durango Drive (APN: 125-08-806-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that access to this site will be via a non-gated entrance from Ackerman Avenue. The development will consist of 58 lots with typical lot sizes of 3,500 square feet. The site plan indicates a total of 41,676 square feet of open space, including a 30-foot wide multi-use trail. There is a condition recommending the permanent landscaping conform to the minimum requirements of the Urban Design Guidelines and Standards. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 10 - Z-0019-02(1)

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: See Item 9 [Z-0019-02] for related discussion.

(6:35 - 6:39)

1-1191

CONDITIONS:

Planning and Development

1. Approval of a Rezoning (Z-0019-02) to an R-PD 7 (Residential Planned Development – 7 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The developer shall create non-residential lots for the multi-use trail path and the entire equestrian trail outside the public right-of-way on the south side of Ackerman Avenue, to be conveyed to the City upon acceptance of the trail improvements and to construct such trail concurrent with development of this site. The Home Owner's Association shall be required to maintain all portions of the trail until accepted by the City and, once accepted, those portions of the trail not conveyed to the City.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the six-foot wide landscape planter along Ackerman Avenue. All landscaping shall meet the requirements of the Las Vegas Urban Design Guidelines and Standards.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 10 - Z-0019-02(1)

CONDITIONS - Continued:

6. The building height shall not exceed two stories or 35 feet, whichever is less.
7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The entrance shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 10 - Z-0019-02(1)

CONDITIONS - Continued:

16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
17. Site development to comply with all applicable conditions of approval for Z-19-02 on this same meeting, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - U-0298-94(2) - MINI-MASTERS, INC. ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6900 West Craig Road (APN: 138-03-602-011 and 015), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN - DENIED - UNANIMOUS with QUINN voting NO and BUCKLEY, GALATI and TRUESDELL excused

This is final action.

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the continuation of this use is inappropriate due to the physical constraints of the site and the incompatibility of the use with the continued development of the area. The Craig Road overpass obstructs the view of the west advertising panel of the sign which renders it ineffective. There is also a lack of screening of the structural elements. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 11 – U-0298-94(2)

MINUTES - Continued:

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, appeared in order to represent the application. There were some trees in the background that blocked the west face of the sign so the sign could not be seen from the Interstate highway because of the overpass. Those trees have been removed so the sign is now visible from the Craig Road overpass. The intention of the sign is not for the Interstate, but the Craig Road traffic. They plan to put a skirting on the east face and screening on top of the west face.

TODD FARLOW, 240 North 19th Street, appeared in protest. He would rather see trees than that sign.

COMMISSIONER McSWAIN commented that in regard to staff's verbiage of off-premise advertising signs not being conducive to economic revitalization, that verbiage should be in more of the applications. She did not feel this sign is appropriate for the area.

COMMISSIONER EVANS asked how long there has not been any copy on the sign. COMMISSIONER QUINN stated that if the sign is vacant, would the applicant consider a public service announcement. Signs should be properly maintained. MS. BAIER was unsure about the copy. They are looking at every board and taking down a lot of boards that are not making money and/or are in disrepair.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

(6:39 - 6:48)

1-1356

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Z-0030-02 - CHURCH LATTER DAY SAINTS PRESIDING BISHOP - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: R-CL (Single Family Compact-Lot) on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,315 feet west of Tenaya Way (a portion of APN: 138-22-102-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****RECOMMENDATION:**

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - TABLED - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that a conceptual layout was not submitted as part of this request. Therefore, staff cannot support the request to R-CL (Residential Compact Lots) without consideration being given to the residents concerns regarding access from Smoke Ranch Road or how the proposed site might impact the existing development in the area. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 12 – Z-0030-02

MINUTES - Continued:

BOYD NELSON, 4161 East Alto Drive, appeared on behalf of Sher-Rich Enterprises, who is representing the Church of Latter Day Saints. MR. NELSON stated that the applicant is considering splitting the unused portion of the lot. The zone change could help with the sale of the frontage lot that would not be used. No one is interested in purchasing the property at this time. When the frontage is under 60 feet, there is no way to parcel that off until the property is rezoned.

JOHN KOSWAN, Planning and Development, commented that the applicant is unsure of the uses for the new parcel. Perhaps this request to rezone the property is premature.

No one appeared in opposition.

COMMISSIONER QUINN suggested holding this item in abeyance so the applicant could meet with staff, resolve some of the issues and define the action that could be taken for this property.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

(6:48 - 6:59)

1-1691

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

Z-0031-02 - DAVID WHITAKER - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-M (Commercial/ Industrial) on 0.87 acres at 1919 West Bonanza Road (APN: 139-28-401-009), PROPOSED USE: CONTRACTOR'S PLANT, SHOP, AND STORAGE YARD, Ward 5 (Weekly).

ROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this rezoning will allow commercial and industrial development consistent with applicable standards of the City of Las Vegas General Plan to occur on the site. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 13 – Z-0031-02

MINUTES - Continued:

DAVID WHITAKER, 1430 South Monte Cristo Way, said the building has existed since the mid-60's. It is a masonry building and built the same style as the house. He did not create this problem. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: See Item 14 [V-0030-02] and Item 15 [Z-0031-02(1)] for related discussion.

(6:59 - 7:10)

1-2140

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review [Z-0031-02(1)] application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 15 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 13 – Z-0031-02

CONDITIONS - Continued:

4. Construct all incomplete half-street improvements (sidewalk) on Bonanza Road adjacent to this site. Additionally, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 13 – Z-0031-02

CONDITIONS - Continued:

7. Submit an application for an N.D.O.T. Occupancy Permit for all landscaping and private improvements (driveways) in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits.
8. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

V-0030-02 - DAVID WHITAKER - Request for a Variance TO ALLOW A SIX INCH SIDE YARD SETBACK FOR AN EXISTING DETACHED ACCESSORY STRUCTURE, WHERE AN 8 FOOT SIDE YARD SETBACK IS THE MINIMUM REQUIRED on 0.87 acres at 1919 West Bonanza Road (APN: 139-28-401-009), R-E (Residence Estates) Zone [PROPOSED: C-M (Commercial/ Industrial)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that this existing attached structure located in the rear yard of the property is set back only six inches from the side property line where eight feet is the minimum required. There is no recognizable hardship imposed by the sites physical characteristics and staff concludes that the applicant's hardship is self-created. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 14 – V-0030-02

MINUTES - Continued:

DAVID WHITAKER, 1430 South Monte Cristo Way, said the lot is 0.87 acre. He plans to deed 15 feet to the City and 148 feet in the back for the expansion of US95. That will reduce his property to half an acre. The individual who owned this property previously had located the building in the center of the property as a tack room for his horses. When he sold the side piece, the building was less than 15 inches away from the property line. This building is about 160 feet back from the front property line. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, asked if the existing detached accessory structure conforms to the code.

COMMISSIONER McSWAIN felt that there may be extenuating circumstances created by giving up a part of the property for the US95 expansion. The applicant is not requesting to add any structures.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: See Item 13 [Z-0031-02] and Item 15 [Z-0031-02(1)] for related discussion.

(6:59 - 7:10)

1-2140

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0031-02) and Site Development Plan Review [Z-0031-02(1)].
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0031-02(1) - DAVID WHITAKER - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter Landscaping FOR a contractor's plant, shop AND storage yard on 0.87 acres at 1919 West Bonanza Road (APN: 139-28-401-009), R-E (Residence Estates) Zone [PROPOSED: C-M (Commercial/ Industrial)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the proposed contractor's plant, shop and storage yard are appropriate at this location with the implementation of enhanced front-yard landscaping. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 15 – Z-0031-02(1)

MINUTES - Continued:

DAVID WHITAKER, 1430 South Monte Cristo Way, said he concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, said some of the property owners have made an enormous effort to clean up Bonanza Road. He hopes this applicant would do likewise.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: See Item 13 [Z-0031-02] and Item 14 [V-0030-02] for related discussion.

(6:59 - 7:10)

1-2140

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0031-02) to a C-M (Commercial/Industrial) Zoning District and a Variance (V-0030-02) for detached accessory structure setbacks approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 15 – Z-0031-02(1)

CONDITIONS - Continued:

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the requirements of Public Works condition #3 of the Rezoning (Z-0031-02), which requires the dedication of 15 additional feet of right-of-way along Bonanza Road. This will also require the removal of at least one of the handicapped parking spaces depicted north of the existing building so that the required perimeter landscaping can be provided.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a 5-foot wide landscape planter along the east property line, north of the existing building; a 15-foot wide landscape planter along the Bonanza Road frontage; and minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided all landscape planters provided north of the existing building.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 15 – Z-0031-02(1)

CONDITIONS - Continued:

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The proposed driveway accessing Bonanza Road, shall be designed, located and constructed to meet the intent of Standard Drawing #222a and shall also comply with the requirements of the Nevada Department of Transportation (N.D.O.T.).
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-31-02 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0028-02 - JOHN AND ELIZABETH RODRIGUEZ & HOWARD AND SHERI HUGHES - Request for a Variance TO ALLOW A BLOCK WALL SIX FEET TALL IN THE REQUIRED FRONT YARD SETBACK, WHERE 4 FEET TALL WITH THE TOP TWO VERTICAL FEET BEING FIFTY PERCENT OPEN IS THE MAXIMUM ALLOWED on 2.04 acres at 5841 and 5853 Rebecca Road (APN: 125-26-302-008 and 010), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with EVANS voting NO and BUCKLEY, GALATI and TRUESDELL excused

This is final action.

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the intent of the R-E (Residence Estates) zoning is to preserve the rural character of an area through the implementation of large setbacks that create a feeling of open space. The construction of a six-foot high block wall in the front yard would not give the feeling of open space, but rather a feeling of a fortified space. The purpose for which the applicant proposes to erect a six-foot high block wall is to provide privacy and additional security. There is no evidence of a unique or extraordinary circumstance. Staff feels the applicants have created a self-imposed hardship by orienting the residence to face away from the true front yard setback. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 16 – V-0028-02

MINUTES - Continued:

JOHN RODRIGUEZ, 5841 Rebecca Road, and SHERI HUGHES, 5853 Rebecca Road, asked if this request could be changed from a four-foot high block wall to a six-foot high block wall with the top two feet being wrought iron, 50 feet back from the gate. The gate would be open. The gated community across the street has a nine-foot high wall.

COMMISSIONER QUINN asked if there will be landscaping in the front of the wall. MR. RODRIGUEZ replied that there is just dust control paving. They intend to put in gravel.

COMMISSIONER EVANS asked that if this block is allowed, how would it affect the adjacent homes. He thought one fence would be at one height and another fence at another height. MR. RODRIGUEZ responded that the adjacent lots are currently vacant. The owners of the property on the south side do not have a problem with this wall height. He agreed that there would be a difference in the height of the fencing of the adjacent properties. At the time the block wall was constructed there was no height restriction. There is an acre lot on the south side and north side.

COMMISSIONER GOYNES did not feel this would set a precedent, but recommended contouring the entire development.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

(7:10 - 7:17)

1-2640

CONDITIONS:

Planning and Development

1. If this Variance is not exercised within two (2) years after the approval by the Planning Commission, then this Variance shall be void unless an Extension of Time is granted.
2. Submit complete plans and structural calculations to the Department of Building and Safety for review and permit.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 16 – V-0028-02

CONDITIONS - Continued:

3. All City Code requirements and design standards of all City departments must be satisfied.
4. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

Public Works

5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed wall and gated entry layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The proposed gated entry must be set back a minimum of 18 feet from the property line to allow a vehicle to pull completely out of the public right-of-way before stopping to operate the gate. Alternatively, if the gate is electronically operated, it can be located closer to the property line as long as no part of the gate, in either the opened or closed positions, encroaches into the public right-of-way. Appropriate Sight Visibility Restriction Zones shall be provided to accommodate all entry drives on this site and the adjacent properties in accordance with the direction of the Traffic Engineering Representative in Land Development, and the block wall shall be constructed outside of such Sight Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0029-02 - BENDEN PARKER - Request for a Variance TO ALLOW A 23-FOOT, 11-INCH REAR YARD SETBACK FOR A ROOM ADDITION, WHERE 30 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED on 0.27 acres at 6104 Iron Kettle Street (APN: 125-27-611-019), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

8

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition in Approval
5. Documents Indicating Residents' Locations

MOTION:

McSWAIN - APPROVED subject to condition - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

This is final action.

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the applicant is proposing a room addition in the rear yard. The setback would be 23 feet 11 inches where 30 feet is the minimum setback required. There is no recognizable hardship imposed by the sites' physical characteristics. Staff feels the applicants hardship is self-created. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 17 – V-0029-02

MINUTES - Continued:

THEODORE PARKER, 7201 West Lake Mead Boulevard, appeared on behalf of the applicant. The applicant purchased the home with the slab already poured with 16 pieces of steel sticking out of the addition. They have two small children and cannot use the back yard because of the addition. It was approved by the City of Las Vegas Building Department under a permit application in 1996. They purchased the home in 1998 intending to use the addition that had already been started and approved by the City. In 2002 they submitted the plans for the completion of the addition. At that time they were informed that because of problems with the setback they would not be allowed to complete the addition. He submitted a copy of a petition with eight signatures in approval and a document indicating the location of those individuals.

COMMISSIONER EVANS noted that the Staff Report indicates that a permit was issued with a 30-foot rear setback, yet the slab is 23.9 inches. MR. PARKER responded that the original owner had submitted documents to the Building Department.

JOHN KOSWAN, Planning and Development, clarified that there have been several meetings with the present owner of the property and the Building Department. A permit was issued showing a 30-foot setback to the slab by the previous owner. The slab was inspected and found to be deficient in its setback so the previous owner was ordered to cease and desist with any construction activity; thereby leaving the slab. This present owner purchased the property with the slab on it. There was no error on the Building Department's behalf. A permit was issued that met all the requirements, but upon inspection of the actual construction it revealed the violation created by the previous owner.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

(7:17 - 7:24)

1-3000

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0031-02 - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 817 PARKING SPACES FOR AN EXISTING COMMERCIAL CENTER, WHERE 887 PARKING SPACES ARE REQUIRED on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way (APN: 138-03-701-018 and 020, a portion of 138-03-701-011 and 012), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letters In Approval

MOTION:

McSWAIN - APPROVED subject to conditions and additional condition of a two-year review - **UNANIMOUS** with **EVANS** voting **NO** and **BUCKLEY** and **TRUESDELL** excused

This is final action.

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated there are no unique or extraordinary circumstances associated with this site. It is purely a self-imposed hardship because the applicant is attempting to overbuild the site. There are currently nine vacant suites within this commercial center and any deviation from retail uses will be cause for additional variances. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 18 – V-0031-02

MINUTES - Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. This is a uniquely shaped parcel with design restraints because of the on-ramp to the freeway and right-of-way dedications, and a parcel that the applicant does not control. This application is caused primarily by a salon with approximately 29 chairs. The code requires three parking spaces for every chair in a salon. That presumes that in this large salon every chair is being used all the time by a technician, client in the chair, and a client waiting to get into the chair. The City's code does not have a parking ratio for a shopping center as a whole. The code requires a separate parking calculation for each business in the center. Staff considers this inappropriate as it does not take into consideration that individuals could patronize multiple businesses. Some of the businesses in this center have peak parking needs at the opposite time of the day. He submitted three letters in approval. They would be willing to accept a two-year review. After two years, if there is a need for additional parking, the applicant owns vacant land in the center, which could be used for that purpose.

CHAIRMAN GALATI asked staff if they could research the parking requirements in the County, Henderson and North Las Vegas and come back with a recommendation as to whether the parking code should be amended for beauty salons. MR. McCULLOCH thought three spaces per chair is excessive. Restaurants and beauty salons cause a need for a Variance. He agreed to research the parking requirements for beauty salons.

MR. McCULLOCH asked that the item be Final Action. CHAIRMAN GALATI concurred.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: CHAIRMAN GALATI arrived at the meeting at 7:24 P.M.
(7:24 - 7:55)
1-3370/4-1

CONDITIONS:

Planning and Development

1. If this Variance is not exercised within one (1) year from the date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 18 - V-0031-02

CONDITIONS - Continued:

2. Any proposed change in use, from general retail, will require a parking analysis to be submitted and reviewed by the Planning and Development Department prior to the issuance of any building permits, business licenses, or Certificates of Occupancy.
3. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

WVR-0002-02 - JULIET CROWELL - Request for a Waiver OF THE REQUIRED 660-FOOT SEPARATION DISTANCE BETWEEN GROUP RESIDENTIAL CARE FACILITIES at 1005 Ironwood Drive (existing facilities are located at 3817 Fairway Circle, 1104 Ironwood Drive, and 3820 Golf Lane) (APN: 139-30-612-006), R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

29

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letters in Opposition
5. Telephone List

MOTION:

McSWAIN - DENIED - UNANIMOUS with BUCKLEY and TRUESELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated there are currently three group homes within this neighborhood which were approved prior to the state legislation that required separation of 660 feet without showing a good cause. This would be the fourth group home in this neighborhood, which could make the neighborhood more institutional than residential. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 19 – WVR-0002-02

MINUTES - Continued:

THERESA BRUSHFIELD, 775 East Eldorado Lane, appeared in order to represent the applicant. She felt the ordinance is discriminatory against disabled individuals and seniors. In N.R.S. 278.021, it says these types of businesses are not supposed to be considered commercial ventures. The Fair Housing Act says these are not to be commercial businesses and that it is better for the elderly and disabled to be integrated into a neighborhood. She gave the example that seven people are allowed to live in a one-bedroom apartment and 13 people to live in a three bedroom apartment. The State set standards of how many square feet a house has to have before a senior can live in it. The standards are higher for maintaining a group care facility than a single-family home. This property has already been improved since the applicant purchased it. These smaller group homes work well for people who are disoriented and oftentimes cannot afford a large facility. This facility will not increase the traffic or disturb the neighborhood.

TODD FARLOW, 240 North 19th Street, appeared in protest. The law is in place for a reason. He wondered why Wards 3 and 5 get the saturation on the group homes.

JON McCARDLE, 900 Ironwood Drive, appeared in protest. There are emergency vehicles going down Ironwood Drive 24 hours a day. Some of the neighbors have had their driveways broken up because of handicapped buses turning around in their driveways. Three group homes is excessive for this neighborhood. He moved into this neighborhood because it is beautiful. The owner of this property does not maintain the landscaping.

ALAN FOSTER, 1000 Ironwood Drive, appeared in protest. The landscaping is not being maintained. This will degrade the neighborhood.

BRIAN LEMING, 1220 Oak Tree Lane, appeared in protest. The ordinance is to protect neighborhoods from this type of situation. This will set a precedent because if it is approved then any house on the market has a potential of becoming a group residential home. Three of these types of facilities is enough for this neighborhood.

JOANN ISOM, 905 Ironwood Drive, appeared in protest. The existing group homes have already created problems for the neighborhood.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 19 – WVR-0002-02

MINUTES - CONTINUED:

DALLAS JOLLEY, 913 Ironwood Drive, appeared in protest. The traffic has increased greatly since the group homes have come into the neighborhood. They also bring undesirable persons into the neighborhood. The neighbors he has spoken with object to this facility coming into their neighborhood.

SHAWN LAMB, 3812 Fairway Circle, appeared in protest. He lives next door to one of the homes. There is a lot of traffic generated by these facilities.

JERRY CROWELL appeared on behalf of his wife, who is the applicant. The residents living in this home will not disturb the neighbors. The landscaping has not been maintained because they have been away and are having problems with their landscape company. They have improved the home, replaced the roof, improved the landscaping in the back yard and improved the interior so the value of the home has raised the value of the neighbors' homes. He has lived in the area for several months and doesn't hear emergency vehicles at any time. There are speeding cars passing by driven by persons living in the area. The home will be for elderly individuals.

THERESA BRUSHFIELD added that ambulances don't travel on residential streets. The Para Transit buses are not allowed to turn around in someone's private driveway. The other homes have been in existence since 1995, etc. They keep their lawns very nice. MS. CROWELL owns another facility near Sahara Avenue and Pecos Road. The average cost for each resident is \$1,100.00 per month.

COMMISSIONER EVANS felt this is a commercial enterprise because it is a for-profit business. Staff feels there is a saturation of these facilities in this neighborhood. Usually a lot of traffic is generated on Sundays when families come to visit their relatives.

COMMISSIONER GOYNES said there is a law stipulating that only three facilities of this type are allowed in a neighborhood and there are three that already exist. Group home constitutes a business. More people need to take a responsibility for their families.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 19 – WVR-0002-02

MINUTES - Continued:

COMMISSIONER McSWAIN felt these group homes are an appropriate use within neighborhoods. However, this neighborhood is already doing their part.

CHAIRMAN GALATI felt that group homes should be disbursed in various neighborhoods so the family members can visit their relatives residing in the homes.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:12 - 8:24)

2-859

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0040-97(1) - RESTAURANT ROW, LIMITED LIABILITY COMPANY - Required Five Year Review on an approved Variance WHICH ALLOWED A 61 FOOT HIGH, 14 FOOT X 48 FOOT TRIPLE-FACED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 55 FEET IS THE MAXIMUM HEIGHT ALLOWED AND WHERE A MAXIMUM DOUBLE-FACED SIGN IS ALLOWED at 1991 North Rainbow Boulevard (APN: 138-22-713-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that this use is compatible with the adjacent commercial uses. She recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 20 – V-0040-97(1)

MINUTES - Continued:

RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:24 - 8:25)

2-1952

CONDITIONS:

Planning and Development

1. The Variance shall be reviewed in five years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Variance is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0092-89(5) - AUSTA FRANCES MAUER LIVING TRUST ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review of an approved Rezoning WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4230 East Charleston Boulevard (APN: 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN - DENIED - UNANIMOUS with BUCKLEY and TRUESDELL excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the continued off-premise sign use on the subject site is appropriate. The site vicinity has not changed substantially in the past year. Staff recommended approval subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, appeared and represented the application. She concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 21 – Z-0092-89(5)

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, commented that this area is changing. The next time this sign comes up for approval he will probably be in opposition.

MARCIA ROSE appeared in protest to represent the dental building just west of this site. This request violates Title 19, Section 14, because of its proximity to the residential area in the back. The sign is on a small lot. The property will continue to collect trash, etc., as long as this sign is allowed to remain. Improvements are only done on this property when the sign comes up for review. This is the only billboard in the area.

COMMISSIONER QUINN stated that vacant signs could have public service announcements on them. MS. COTA responded that public service announcements are available. Lamar Outdoor Advertising spends about \$800,000 a month in Southern Nevada in free advertising for charity organizations.

COMMISSIONER GOYNES asked staff if there are any requirements to maintain the aesthetics of billboards. JOHN KOSWAN, Planning and Development, said there are requirements for the sign companies to maintain the boards in good condition regardless of whether there is information on them or not.

STEVE ROSE appeared to represent the adjacent dental building. He wondered how this billboard got passed when it is contrary to the statute. That area is deteriorating. CHAIRMAN GALATI commented that this billboard was passed in 1989.

MS. COTA noted that the reason for cabling going up is because it is a vacant lot. The owners of the properties on both sides have been parking vehicles on the site. They would be willing to put in landscaping.

MR. McCULLOCH explained that the current standards are that a billboard has to be 300 feet from any residential property. However, he assumed that when the billboard was approved in 1989 that requirement was not in place.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 21 – Z-0092-89(5)

MINUTES - Continued:

COMMISSIONER McSWAIN commented that there are places on Charleston Boulevard where there is redevelopment, etc. Behind Charleston Boulevard it is mostly developed residential.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:25 - 8:34)

2-2000

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

U-0173-89(3) - JOSEPHS FAMILY LAND, LIMITED PARTNERSHIP ON BEHALF OF CLEAR CHANNEL ADVERTISING - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 50 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2128 Paradise Road (APN: 162-03-411-008), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter In Opposition

MOTION:

QUINN - ABEYANCE to the 6/27/2002 Planning Commission meeting - UNANIMOUS with McSWAIN voting NO and BUCKLEY and TRUESDELL excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the continued use of this off-premise advertising sign is inappropriate and conflicts with the goals of the Las Vegas Redevelopment Plan to improve the area. It is inappropriate adjacent to a residential condominium use. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 22 – U-0173-78(3)

MINUTES - Continued:

MISTY BAIER, Clear Channel Advertising, 1211 West Bonanza Road, requested this item be held in abeyance so she can meet with staff to resolve some issues.

COMMISSIONER EVANS wondered why she had not contacted staff prior to this meeting. MS. BAIER responded that usually when staff recommends denial they contact her company.

CHAIRMAN GALATI announced he would take public comment on whether to hold this item in abeyance.

TODD FARLOW, 240 North 19th Street, appeared to ask how this request will affect the monorail. MS. BAIER said the monorail is approximately a block away.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:34 - 8:38)

2-2399

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0185-89(3) - GENERAL MILLS RESTAURANTS, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1361 South Decatur Boulevard (APN: 162-06-211-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with GALATI and McSWAIN voting NO and BUCKLEY and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the continued use of this off-premise advertising sign is appropriate. The site vicinity has not changed substantially in the past two years. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 23 – U-0185-89(3)

MINUTES - Continued:

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, said she concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, asked how close this property is to the Water District. COMMISSIONER QUINN said it is quite a distance away.

COMMISSIONER McSWAIN commented that there is a new project that this property abuts up to and declining residential on the other side.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:38 - 8:39)

2-2594

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 23 – U-0185-89(3)

CONDITIONS - Continued:

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0061-92(2) - ROBERT HAMMOND, LIMITED LIABILITY COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1910 Rock Springs Drive (APN: 138-22-711-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESEDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that the conditions in the surrounding area have not changed. Therefore, this use is appropriate on the site for another five years. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 24 – U-0061-92(2)

MINUTES - Continued:

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, appeared in order to represent the application. She concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:39 - 8:42)

2-2690

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in five years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0065-92(2) - GES FAMILY, LIMITED PARTNERSHIP ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review of an approved Special Use Permit WHICH ALLOWED A 55 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on the west side of the Oran K. Gragson Highway (US-95), south of Vegas Drive (APN: 138-27-501-001), U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Opposition

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESEDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that the conditions in the surrounding area have not changed. This use is appropriate on the site for another five years. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 25 – U-0065-92(2)

MINUTES - Continued:

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, appeared in order to represent the application. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:42 - 8:43)

2-2757

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in five years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0021-97(1) - JOAN PENNACCHIO, ET AL ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Rancho Road (APN: 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESEDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that the conditions in the surrounding area have not changed. This use is appropriate on this site for another five years. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 26 – U-0021-97(1)

MINUTES - Continued:

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, appeared in order to represent the application. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:43 - 8:44)

2-2823

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in five years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0024-00(1) - FLOYD ARMSTRONG - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A SECONDHAND DEALER at 1228 South Main Street (APN: 162-03-110-097), C-M (Commercial/ Industrial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to condition - UNANIMOUS with BUCKLEY and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that this secondhand dealer use is operated in conformance with the requirements set forth in the Las Vegas Zoning Code. She recommended no further reviews. Staff recommended approval subject to the condition.

PAUL BOHANNON, General Contractor, 3292 Othello Drive, appeared on behalf of the applicant. He concurred with staff's condition.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 27 – U-0024-00(1)

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(8:44 - 8:46)
2-2886

CONDITIONS:

Planning and Development

1. The use shall comply with all previous Conditions of Approval for the Special Use Permit (U-0042-00).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0028-01(1) - GATEWAY MOTEL, INC. ON BEHALF OF REAGAN NATIONAL ADVERTISING - Required One Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 28 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN: 139-34-410-165), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - DENIED - UNANIMOUS with BUCKLEY and TRUESDELL excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the continued off-premise advertising sign use is inappropriate and conflicts with the goals of the Las Vegas Redevelopment Plan to improve the area. The west facing elevation has not contained leased copy since the construction of the sign. Also, the site inspection of the sign revealed the chain-link fence that surrounds the west portion of the property is in disrepair. Therefore, there is a condition to properly repair and maintain the chain-link fence. The continuation of this use would be detrimental to redevelopment efforts. Staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 28 – U-0028-01(1)

MINUTES - Continued:

JAY BROWN, 520 South 4th Street, and LEE COTY, General Manager, Reagan National Advertising, appeared on behalf of the application. MR. BROWN said that at the time they requested this sign to be erected, they voluntarily removed two billboards at this location. In addition, since the billboard was approved they have removed 96 square feet of face from the sign. There is no residential property near this location.

TODD FARLOW, 240 North 19th Street, appeared in protest. He felt it is time for this sign to be removed.

COMMISSIONER McSWAIN commented that all the billboards along Charleston Boulevard need to be cleaned up. This billboard is all that is seen when driving on Fourth Street. MR. BROWN added that they had two billboards on Fourth Street which they voluntarily removed.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:46 - 8:49)

2-2976

RECESS

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 28 – U-0028-01(1)

CONDITIONS - Continued:

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.
5. The chain-link fence enclosure shall be repaired and properly maintained, until removed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0026-02 - PECCOLE 1982 TRUST - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) adjacent to the northeast corner of Alta Drive and Rampart Boulevard (APN: 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

99

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter Requesting Tabling
5. Letters In Opposition
6. Telephone List

MOTION:

McSWAIN - TABLED - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that the applicant has requested that Item 29 [U-0026-02] and Item 30 [Z-0003-01(2)] be tabled pending the action on a proposed Text Amendment that will be heard this evening.

CLYDE SPITZE, AMEC Engineering, 3016 West Charleston Boulevard, Suite 180, appeared in order to represent the applicant.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 29 – U-0026-02

MINUTES - Continued:

ROGER BAER, Angel Park Ranch, 8529 Summer Vista Avenue, appeared in protest. He submitted letters in opposition. He objected to a 6,500 square foot tavern near his home. Since this is a 24-hour establishment, it will cause a disruption in his community. There should be a more compatible transitional buffer.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: All discussion related to Item 29 [U-0026-02] and Item 30 [Z-0003-01(2)] was held under Item 29 [U-0026-02].

(6:02-6:05)

1-196

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Z-0003-01(2) - PECCOLE 1982 TRUST - Request for a Site Development Plan Review FOR A PROPOSED 6,500 SQUARE FOOT TAVERN on 1.65 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard (APN: 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

70

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter Requesting Tabling
5. Letters in Opposition
6. Telephone List

MOTION:

McSWAIN - TABLED - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the applicant has requested that Item 29 [U-0026-02] and Item 30 [Z-0003-01(2)] be tabled pending the action of a proposed Text Amendment that will be heard this evening.

CLYDE SPITZE, AMEC Engineering, 3016 West Charleston Boulevard, Suite 180, appeared in order to represent the applicant.

ROGER BAER, Angel Park Ranch, 8529 Summer Vista Avenue, appeared in protest.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 30 - Z-0003-01(2)

MINUTES - Continued:

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: All discussion related to Item 29 [U-0026-02] and Item 30 [Z-0003-01(2)] was held under Item 29 [U-0026-02].

(6:02-6:05)

1-196

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: MAY 23, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

U-0041-02 - SEA BREEZE STEINER'S, LIMITED LIABILITY COMPANY ON BEHALF OF LAURICH PROPERTIES, INC. - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) adjacent to the east side of Buffalo Drive, approximately 500 feet north of Vegas Drive (APN: 138-22-418-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****4****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****1****City Council Meeting****RECOMMENDATION:**

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter Requesting Abeyance
5. Approval Notification
6. Letters in Opposition

MOTION:

McSWAIN - ABEYANCE to the 6/27/2002 Planning Commission Meeting - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that the applicant has requested this item be held until the 6/13/2002 Planning Commission meeting. Staff would prefer it be held until the 6/27/2002 Planning Commission meeting for action either on a Text Amendment before this Commission or an appeal of the Director's decision to be heard at the 6/5/2002 City Council meeting.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 31 - U-0041-02

MINUTES - Continued:

RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. They would like this item held to the 6/13/2002 meeting in order to meet with the neighbors. They had promised to meet with the neighbors before this was heard by the Planning Commission, which has not been done yet.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

(6:05 - 6:08)

1-286

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

U-0045-02 - BRIAN AND JULIE LEE & GARY LICKER - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter Requesting Abeyance

MOTION:

McSWAIN - ABEYANCE to the 7/25/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this request is for a Special Use Permit for a tavern, a Special Use Permit for off-premise liquor in conjunction with a convenience store, a Special Use Permit for gasoline sales in conjunction with a convenience store, and a Site Development Plan Review for property located at the southeast corner of Alexander Road and Cliff Shadows Parkway. The applicant has requested these items be held in abeyance until the 7/25/2002 Planning Commission meeting.

GARY LICKER, 6780 West Tropicana, appeared on behalf of Item 32 [U-0045-02], Item 33 [U-0047-02], Item 34 [U-0051-02] and Item 35 [Z-0068-01(1)].

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 32 – U-0045-02

MINUTES - Continued:

NADENE VELTMAN, Veltman Planning and Design Group, LLC, appeared in order to represent Southern California Presbyterian Homes.

MR. LICKER said he would be willing to work on the architecture with Veltman Planning and Design Group, LLC.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 32 [U-0045-02], Item 33 [U-0047-02], Item 34 [U-0051-02] and Item 35 [Z-0068-01(1)] was held under Item 32 [E-0045-02].

(6:08 - 6:12)

1-323

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0047-02 - BRIAN AND JULIE LEE & GARY LICKER - Request for a Special Use Permit FOR AN OFF-PREMISE LIQUOR ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter Requesting Abeyance

MOTION:

McSWAIN - ABEYANCE to the 7/25/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

There was no discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 32 [U-0045-02], Item 33 [U-0047-02], Item 34 [U-0051-02] and Item 35 [Z-0068-01(1)] was held under Item 32 [E-0045-02].

(6:08 - 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0051-02 - BRIAN AND JULIE LEE & GARY LICKER - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), PD (Planned Development) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter Requesting Abeyance

MOTION:

McSWAIN - ABEYANCE to the 7/25/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

There was no discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 32 [U-0045-02], Item 33 [U-0047-02], Item 34 [U-0051-02] and Item 35 [Z-0068-01(1)] was held under Item 32 [E-0045-02].

(6:08 - 6:12)

1-323

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

Z-0068-01(1) - BRIAN AND JULIE LEE & GARY LICKER - Request for a Site Development Plan Review and a Reduction in the Amount of Landscape Planter Finger Islands FOR A 22,708 SQUARE FOOT COMMERCIAL CENTER adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter Requesting Abeyance

MOTION:

McSWAIN - ABEYANCE to the 7/25/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

COMMISSIONER QUINN declared the Public Hearing open.

There was no discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 32 [U-0045-02], Item 33 [U-0047-02], Item 34 [U-0051-02] and Item 35 [Z-0068-01(1)] was held under Item 32 [E-0045-02].

(6:08 - 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

U-0046-02 - TENAYA CENTER, LIMITED LIABILITY COMPANY ON BEHALF OF SAKURA SUSHI - Request for a Special Use Permit and a Waiver of the 400-foot minimum distance separation requirement from a City Park FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT at 7290 West Lake Mead Boulevard, Suite #2 (a portion of APN: 138-22-601-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI called this item forward after the recess and declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the requested waiver of the minimum distance separation requirement from the protected uses is justifiable. A wrought iron fence barrier located on the park site physically separates the subject use in the City park. This restaurant service bar use is less intense than many of the surrounding uses. It is compatible with the existing uses and future land uses as projected in the General Plan. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 36 – U-0046-02

MINUTES - Continued:

YOUNG YI, General Contractor, M.J. Construction Company, 2980 South Rainbow Boulevard, Suite 110-E, appeared on behalf of the applicant. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:05 - 9:07)

2-3200

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0048-02 - ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME IN A PROPOSED 10-UNIT MULTI-FAMILY DEVELOPMENT adjacent to the southwest corner of "E" Street and Adams Avenue (APN: 139-27-210-107), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - ABEYANCE to the 6/13/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY and TRUESDELL excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that this transitional living group home meets all the requirements of Title19A and will be compatible with existing land uses as the General Plan designates this site as Medium Density Residential. Staff recommended approval subject to the conditions.

CLIFTON MARSHALL, Architect, CAMA/MGA, 3426 Tiara Point Circle, appeared in order to represent the application. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 37 – U-0048-02

MINUTES - Continued:

JOANNA WESLEY, 400 West Adams Avenue, appeared in protest. This area has deteriorated.

PASTOR JESSIE WESLEY, Baptist Church, 400 West Adams Avenue, appeared in protest. This is next to the church and will create more criminal activities than are already in the area.

VIVIAN HASLOW, Baptist Church, 400 West Adams Avenue, appeared in protest. There are children going to the church from infants to teenagers. Those children are coming into contact with undesirable individuals and this transitional living group home will bring more undesirable persons into the area.

TODD FARLOW, 240 North 19th Street, appeared in protest. There comes a point of saturation. These transitional living group homes should be scattered throughout the valley.

BRENDA MENDIOLA, Economic Opportunity Board Treatment Center, 4905 Stormy Ridge, appeared in order to represent the application. Some of the residents have lost their jobs and are unable to afford housing, so they become homeless. They are not people who have serious mental health issues. There will be 10 residential housing units consisting of 597 apartments. The project is beautifully designed with a parking lot across the street.

CHAIRMAN GALATI asked what is different about this group home versus an apartment complex. MR. MARSHALL explained that this meets the density requirements and is a one-bedroom apartment design. Therefore, it meets the standards of a one-bedroom apartment complex. Staff was not completely sure whether this request needed a Special Use Permit. MR. McCULLOCH said this application is called transitional living group home for licensing reasons.

MS. MENDIOLA said there are some HUD funds available for this project. It will house single individuals with a low income, not drug addicts or mentally handicapped, etc. The occupants sign a lease for one year. CHAIRMAN GALATI noted that his architectural firm just completed a 75-unit transitional living project at Bonanza Road and 28th Street where it has tax credit, a variety of City money, County money, etc. and there was no Special Use Permit required. That one will get licensed as an apartment complex.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 37 – U-0048-02

MINUTES - Continued:

COMMISSIONER GOYNES noted that this neighborhood is close to the homeless corridor. He wondered what determines low income and the qualifications of the tenants. JOHN KOSWAN, Planning and Development, explained that staff did not require the applicant to apply for this transitional living group home. He was curious about the clientele that would fit under transitional housing. MR. MARSHALL added that at the Site Development Plan Review a Variance and Special Use Permit were required. He understood the Site Development Plan Review and Variance, but this item was submitted separately in case there were issues.

CHAIRMAN GALATI suggested holding this item in abeyance for two weeks so it could be decided whether a Special Use Permit is needed.

COMMISSIONER GOYNES was concerned that the occupants of this facility might cause it to deteriorate. MS. MENDIOLA said they are basing this type of housing on their other projects. They are able to police the property under HUD and maintain them well.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:07 - 9:29)

2-3323

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-0032-02 - S D A S H S APARTMENTS, LIMITED - Petition to vacate a public alley generally located west of Ninth Street, between Bridger and Carson Avenues, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that this Vacation fulfills the condition for approval of a rezoning. It will not adversely affect this site or surrounding properties. Staff recommended approval subject to the conditions.

JONATHAN BOWMAN, SDA, Inc., 3043 Capistrano Court, appeared to represent the application.

TODD FARLOW, 240 North 19th Street, asked what will become of the house on the property.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 38 – VAC-0032-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:29 - 9:31)

3-526

CONDITIONS:

1. Retain a 20 foot wide public sewer easement for the existing public sewer currently located in this alley, unless a plan to relocate such sewer is submitted to and approved by the Department of Public Works. Such sewer relocation, if proposed, shall be constructed and operational prior to recordation of the Order of Vacation for this site. *(Public Works Department)*.
2. Retain a public drainage easement over the entire area to be vacated, unless a Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section, indicating such easement is not necessary, is submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. *(Public Works Department)*
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. If the alley is no longer to be used for vehicular traffic, the existing curb cuts shall be removed and replaced with sidewalk, curb, and gutter meeting current City Standards. *(Public Works Department)*
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development Department)*

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 38 – VAC-0032-02

CONDITIONS - Continued:

5. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development Department)*
6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works Department)*
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development Department)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

☒

DISCUSSION

SUBJECT:

VAC-0033-02 - O'HARE SPRINGS, LIMITED LIABILITY COMPANY ON BEHALF OF AVANTE HOMES - Petition to vacate a portion of Dapple Gray Road generally located south of Log Cabin Way, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESEDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that this Vacation will vacate the east 30 feet of Dapple Gray Road. The roadway is unusable and will be incorporated into a proposed subdivision. Staff recommended approval subject to the conditions.

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 39 – VAC-0033-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:31 - 9:33)

3-566

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works Department)*
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development Department)*
3. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development Department)*
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works Department)*
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development Department)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-0034-02 - L B L V T C II, LIMITED LIABILITY COMPANY ON BEHALF OF THE CITY OF LAS VEGAS - Petition to vacate a multi-use trail easement generally located adjacent to the southwest corner of Peak Drive and the Buffalo Drainage Channel, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESDELL excused

To be heard by the City Council on 6/19/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this multi-use trail easement is located in the Las Vegas Technology Center. It was originally designed to circumvent the Las Vegas Valley Water District property, but has since been relocated to go behind the property, making this section of the trail unnecessary. This Vacation will not adversely affect this site or surrounding properties. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 40 – VAC-0034-02

MINUTES - Continued:

TOM HART, L B L V T C II, LLC, 7181 Amigo Street, Suite 100, appeared on behalf of the applicant. When this property was traded from the City to the applicant, they continued the trail in its same size on a straight path to Peak Drive. This request involves Building L6, which needs to have a trail so they can build the 20,000 square foot building. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 41 [Z-0087-98(5)] for related discussion.

(9:33 - 9:36)

3-600

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works Department)*
2. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development Department)*

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 40 – VAC-0034-02

CONDITIONS - Continued:

3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works Department)*
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development Department)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0087-98(5) - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF THOMAS AND MACK DEVELOPMENT GROUP - Request for a Site Development Plan Review FOR AN OFFICE BUILDING on 1.98 acres adjacent to the west side of the Buffalo Drainage Channel, approximately 180 feet south of Peak Drive (a portion of APN: 138-15-310-022), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESEDELL excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that this 20,000 square foot office building is a permitted use in a C-PB zoning district. It will be compatible with the existing and future land use in the area. This plan is consistent with Title 19A and the Urban Design Guidelines and Standards with the implementation of the conditions regarding landscaping. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 41 – Z-0087-98(5)

MINUTES - Continued:

TOM HART, L B L V T C II, LLC, 7181 Amigo Street, Suite 100, appeared on behalf of the applicant. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 40 [VAC-0034-02] for related discussion.

(9:33 - 9:36)

3-600

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 24-inch box tree planted 20-feet on center along all roadways, and planted 30-feet on center along all interior property lines. In addition, four 5-gallon shrubs shall be planted in addition to each 24-inch box tree.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 41 – Z-0087-98(5)

CONDITIONS - Continued:

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Petition of Vacation VAC-34-02, to vacate the portion of the multi-use trail underlying a portion of proposed Building L-6, must be approved by City Council prior to the issuance of any building permits for this site.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 41 – Z-0087-98(5)

CONDITIONS - Continued:

14. Construct half-street improvements, including appropriate overpaving to allow for two-way traffic, on the Private Drive adjacent to this site and adjacent to the site to the north, APN #138-15-310-012. Construct the full width of the proposed driveway accessing Peak Drive, including any necessary pavement transitions. Additionally, improvements for the remainder of the private street may be phased in accordance with future developments, however any such phasing must be approved by the Department of Fire Services.
15. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer to the southern edge of this development to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 41 – Z-0087-98(5)

CONDITIONS - Continued:

18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services and any necessary fire access easement shall be granted prior to the issuance of any permits.
19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-0035-02 - NEVADA HOME GROUPS, INC. - Petition to vacate U.S. Government Patent Easements generally located adjacent to the south side of Gowan Road, approximately 1,000 feet west of Grand Canyon Drive, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - ABEYANCE to the 6/27/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY and TRUESDELL excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated these U. S. Government Patent Easements are not currently in use and will be incorporated into the adjacent parcels for development. Staff recommended approval subject to the conditions.

There was no one present to represent the application.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:36 - 9:37)

3-727

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - Z-0012-67(2) - ANDREW FONFA - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 1,900 SQUARE FOOT RETAIL BUILDING AND A PREFABRICATED WATER KIOSK on 0.73 acres located at 3641 West Sahara Avenue (APN: 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with BUCKLEY, GALATI and TRUESEDELL excused

MINUTES:

JOEL McCULLOCH, Planning and Development, stated that staff received a letter from the applicant requesting this item be withdrawn without prejudice.

No one appeared to represent the application.

(6:12 - 6:13)

1-424

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

Z-0076-98(33) - AUTO MALL NISSAN, LIMITED LIABILITY COMPANY ON BEHALF OF LAS VEGAS DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR AN AUTO DEALERSHIP AND FOR A REDUCTION OF THE PERIMETER AND LANDSCAPE PLANTER ISLANDS REQUIREMENTS on 3.99 acres adjacent to the northwest corner of Centennial Center Boulevard and Oso Blanca Road (APN: 125-28-110-002), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN - ABEYANCE to the 6/27/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

JOEL McCULLOCH, Planning and Development, stated staff would like have this item held in abeyance until the 6/27/2002 Planning Commission meeting in order to meet with the Centennial Center property developers.

GREG BORGEL, 300 South 4th Street, appeared in order to represent the developer.

There was no further discussion.

(6:13 - 6:14)
1-443

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - TA-0033-01 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19A.04.050 SECOND HAND DEALER to allow in certain circumstances the outdoor display of merchandise by Special Use Permit.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - STRICKEN - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item stricken from the agenda inasmuch as the City Council established a previous action on the outdoor display of merchandise at one of their meetings.

No one appeared in opposition.

(6:14 - 6:16)

1-478

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002**

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

TA-0008-02 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19A.04.050 LIQUOR ESTABLISHMENT (TAVERN) to clarify the term "property line" and establish the criteria that must be met in order to apply for a waiver of the 1,500 foot separation requirement.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

This item will be forwarded to the City Council in Ordinance form.

MINUTES:

COMMISSIONER QUINN brought this item forward after Item 48 [TA-0010-02] was heard and declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that this request is to alter the method in which separation requirements from a proposed tavern to a protected use or a proposed tavern to an existing tavern is measured and to establish certain criteria that would have to be met in order to obtain approval of a waiver to the separation requirements. Currently Title 19A requires the measurement for the separation requirement to be from parcel line to parcel line without regard to any intervening obstacles. In addition, it is stipulated that no new parcel can be created in order to circumvent the separation requirements. There have been several circumstances in the past where it was argued that a parcel created for reasons other than circumvention of the code

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 46 - TA-008-02

MINUTES - Continued:

should not have the burden of measuring from the outside boundary of the commercial subdivision, but should instead be measured from a newly created parcel line. Staff has no objection to that as long as the new parcel can meet all required setback, parking and ingress/egress requirements for the tavern. However, one proposal by staff would be to change the method of measurement to be from the main door to the main door of the established tavern, which will alleviate the interpretation of whether a parcel was actually created to circumvent the code.

Secondly, Title 19A currently does not allow a waiver of the 1,500 foot separation requirement. In certain circumstances a waiver could be justified if certain criteria were met. There are two areas where this waiver might be justified: If there is an intervening minimum 100 foot right-of-way or highway or if two uses requiring separation are on separate 80 foot or greater right-of-ways.

Staff proposed the following changes to the Zoning Code. One, allow a waiver of the separation requirement under certain circumstances. Two, change the method of measurement to main entry door to main entry door. Three, delete current conditions 3, 4, and 5 as they will be obsolete if the first two items are approved. Four, provide a definition of main entry door.

HANK GORDON, 2500 West Sahara Avenue, appeared on behalf of the shopping center industry and commercial developers. The present ordinance has some ambiguity attached to it. In the case of a commercial subdivision map, which is one of the two ways of subdividing commercial property in Nevada, it usually takes about a year to process. When the commercial subdivision map is filed, it is filed as one large map. Subsequent to that, the property owner can re-subdivide it into other lots by filing a Record of Survey and recording a deed for each lot. Staff has not recognized that as a legal lot for the purpose of measuring the distance requirements, The reason is that in order to record the Record of Survey the developer does not need the City's approval, it just has to be recorded. The purpose of this Text Amendment is to clear up that problem. It would also be applicable to the commercial office subdivision if one of those offices was to be used in a space designation. He concurred with the proposed Text Amendment.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 46 - TA-008-02

MINUTES - Continued:

COMMISSIONER McSWAIN asked staff why the separation requirement was changed to parcel to parcel. MR. McCULLOCH responded that developers got creative in how they measured from the main door of one building to the main door of another building. This Text Amendment removes the ambiguity of how a property line is created by it being measured from the main entry door of the proposed tavern to another proposed tavern. CHRIS KNIGHT, Planning and Development, added that in the past, the interpretation was that the parcels not be created to circumvent the code. There have been a number of issues in the past where the City has held firmly, but the code does have some ambiguity in it. This Text Amendment changes the measurement from property line to property line within a commercial subdivision. Many times when the parcel is created by the survey within the commercial subdivision the parcel that is created and the establishment that is proposed on that parcel cannot stand alone. It has shared parking and shared access with the overall development. Then that establishment becomes a part of the shopping center. There should be a diligent performance standard so the establishments can stand autonomous if the parent development were not to be there. That provides a more stringent standard by which the distance requirement can be waived. He recommended this Text Amendment be adopted, but additional points be allowed.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER QUINN declared the Public Hearing closed.

(6:19 - 6:30)

1-550

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

TA-0009-02 - CITY OF LAS VEGAS - Discussion and Possible action to amend Title 19A.08.040(B) to establish limitations on Residential Detached Accessory Structures.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be STRICKEN.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN - STRICKEN - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item stricken from the agenda as it is unnecessary.

No one appeared in opposition.

(6:18 - 6:19)
1-493

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TA-0010-02 - CITY OF LAS VEGAS - Discussion and Possible action to amend Title 19A.18.100 TEMPORARY COMMERCIAL PERMIT to establish criteria for certain events allowed by temporary commercial permit.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE to the June 27, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN - ABEYANCE to the 6/27/2002 Planning Commission meeting - UNANIMOUS with BUCKLEY, GALATI and TRUESDELL excused

MINUTES:

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the 6/27/2002 Planning Commission meeting in order to further work on this Text Amendment.

No one appeared in opposition.

(6:19 - 6:20)

1-510

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TA-0011-02 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19A.04.010 LAND USE TABLE TO ADD A RV/ BOAT STORAGE AS AN ALLOWABLE USE WITH APPROVAL OF A SPECIAL USE PERMIT IN THE C-1 (LIMITED COMMERCIAL) ZONING DISTRICT, and to amend Title 19A.04.050 to establish the criteria for approval of a Special Use Permit, to amend Title 19A.10.010(F) to establish the parking requirements, and to Amend Title 19A.02.020 to establish a definition for RV/Boat Storage.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESDELL excused

This item will be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 49 – TA-0011-02

MINUTES - Continued:

LAURA MARTIN, Planning and Development, stated that this Text Amendment will provide a separate and more definitive category to better distinguish the storage of recreational vehicles and boats and to establish specific standards for the subject use. The R-V and boat storage use is similar to the mini-storage in outside storage uses. However, these two land use categories do not specifically address R-V and boat storage. The subject Text Amendment will amend Title 19A Land Use Table to add this use as an allowable use with the approval of a Special Use Permit in the C-1 Zoning District. It will establish criteria for approval of this Special Use Permit for parking requirements, and a definition for the boat and R-V storage. The boat and R-V storage use in the C-1 Zoning District will not be an obtrusive use. Staff recommended approval.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:37 - 9:38)

3-751

CONDITIONS:

1. Add Recreational Vehicle/Boat Storage to Title 19A.04.010 as a permitted use in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
2. Insert in Title 19A.04.050, Special Use Permits, Recreational Vehicle and Boat Storage, the following conditions for approval:

RECREATIONAL VEHICLE AND BOAT STORAGE [C-1]

1. Recreational Vehicle and Boat Storage shall not be permitted within the required setbacks or buffer yards.
2. Recreational Vehicle and Boat Storage areas not screened by an intervening building, shall be screened completely from view from any public street by a screening device at least eight feet in height. In addition, the outside storage areas shall be screened from view of any adjoining property by a screening device at least eight feet in height, except along adjacent property lines zoned C-M or M.
3. The commercial repair of recreational vehicles, boats, trailers and other like vehicles shall be prohibited.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 49 – TA-0011-02

CONDITIONS - Continued:

3. To amend Title 19A.10 Table 1, Parking Requirements, to add Recreational Vehicle and Boat Storage at one space per fifty recreational vehicle and storage spaces, spread throughout the development. In addition, a minimum of 5 spaces shall be provided on the exterior side of the security fence for customers.

4. Add the following definition to Title 19A.20.020 Definitions:

Recreational Vehicle and Boat Storage – The storage of recreational vehicles (vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle) including pick-up coaches (campers), motorized homes, boats, travel trailers and camping trailers.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TA-0012-02 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19A.06.020(D) to allow off-premise signs on properties owned by a recognized fraternal, veteran, civic, or service organization in the C-V (Civic) zoning district by Special Use Permit.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommendation, NONE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - DENIED - UNANIMOUS with EVANS and QUINN voting NO and BUCKLEY and TRUESDELL excused

This item will be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that this request is to allow properties that are zoned C-V (Civic) and are owned and operated by a fraternal, veterans, civic or service organization to apply for Special Use Permits for off-premise advertising signs. The City previously allowed this practice under Title 19 and staff notes that approval would be discretionary by the Planning Commission and City Council using the same criteria that would be used for approval for an off-premise sign in any other commercial or industrial zoning district. Staff did not have a recommendation.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 50 – TA-0012-02

MINUTES - Continued:

COMMISSIONER McSWAIN felt she had a problem with this Text Amendment in that typically the C-V (Civic) zoning districts are relatively close to residential. MR. McCULLOCH responded that churches, fire stations, etc., are typically located near residential areas. COMMISSIONER McSWAIN thought the intent of having billboards was to locate them near commercial areas and this would encourage misuse.

MR. McCULLOCH added that there was a Text Amendment last year to allow C-V (Civic) zoned properties that are owned or operated by a state, local or federal government agency to apply for a Special Use Permit for billboards. What was behind this proposed Text Amendment was the property at Mesquite and the freeway. A proposed billboard would be discretionary and reviewed by the Planning Commission and City Council. They would still have to meet the criteria of a 300-foot separation from a residential property. That is a condition that cannot be waived. This Text Amendment was drafted at the direction of the City Council.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:38 - 9:44)

3-846

CONDITIONS:

1. Add additional verbiage to 19A.06.020(D), as indicated below. Special Use Permits. The following uses are permitted in the C-V (Civic) District, subject to the securing of a Special Use Permit in each case, as provided in Chapter 19A.18.060. In addition, all proposed uses that require approval of a Special Use Permit must be on parcels owned or controlled by a local, state, or federal agency, *except that applications for off-premise signs may also be made for parcels owned or controlled by any fraternal, veteran, civic, or service organization.*
 - A) Cemeteries
 - B) Custodial institutions and detention facilities
 - C) Publicly operated convention and stadium facilities
 - D) Off-premises signs
 - E) Liquefied petroleum gas installations
 - F) General Business related liquor and gaming establishments. The required separation distances between restricted and protected uses are waivable by the City Council, with findings of support for this decision.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TA-0014-02 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19A.04.010 to allow Car Wash, Self Service in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit, and to amend Title 19A.04.050 to establish the criteria for approval of a Special Use Permit.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommendation, NONE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with GALATI voting NO and BUCKLEY and TRUESDELL excused

This item will be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that this Text Amendment is to allow by Special Use Permit a self service car wash in a C-1 (Limited Commercial) zoning district. The more onerous aspects of this use could be made compatible with residential and commercial uses if the proposed conditions are implemented as part of the request, particularly the hours of operation and condition that requires the operation to be inoperable and inaccessible after business hours. Staff offered no recommendation as this is a City Council request.

PLANNING COMMISSION MEETING OF MAY 23, 2002
Planning and Development Department
Item 51 - TA-0014-02

MINUTES - Continued:

No one appeared in opposition.

COMMISSIONER McSWAIN asked what method an operator would be able to limit the hours of operation, such as a gate, etc. MR. McCULLOCH responded that they would need pull-down doors on the bays that could be locked that would stop the car wash from being used and a mechanism to not allow the vacuum cleaners to be turned on after a certain hour.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:44 - 9:46)

3-1000

CONDITIONS:

1. Place an "S" at the intersection of C-1 and Carwash, Self-Service within 19A.04.010 Land Use Tables.
2. Insert in Title 19A.04.050, Special Use Permits, Car Wash, Self-Service, the following conditions for approval:

CAR WASH, SELF-SERVICE [C-1]

1. The hours of operation shall be between 7:00 A.M. and 10:00 P.M.
2. Openings to the wash bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
4. No retail sale of vehicles is allowed.
5. The repair or servicing of vehicles is not allowed.
6. The use must not be located within 200 feet of a residential property, unless separated by a street with a minimum right-of-way width of 80-feet or more.
7. The applicant shall demonstrate that the facility can be made inoperable and inaccessible to the public after business hours.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 23, 2002**

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

COMMISSIONER EVANS felt Neonopolis will eventually evolve into a good cornerstone for the redevelopment efforts in the downtown. The movie theaters are very nice with comfortable seating.

MEETING ADJOURNED AT 9:47 P.M.

Respectfully submitted:

DEENY ARAUJO, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK